

A circular wreath of various botanical illustrations surrounds a central white circle. The plants include green ferns, orange flowers, red leaves, green leaves, and purple flowers.

Vladimir Berg

Gentrification Indices



Agenda

Introduction

Factors

Austin, Texas Example

Mapping Methodology

Prevention Strategies

Summary



What is Gentrification?

Gentrification is a process of neighborhood **change** that is characterized by the **displacement** of long-term, low-income residents and the arrival of more affluent residents.

Gentrification often sees a shift in a neighborhood's **racial or ethnic composition** and **average household income** as housing and businesses become more expensive and resources that had not been previously accessible are extended and improved.



Factors of Gentrification

Housing Prices

Demographic Changes

Business Development

Public Investment

Displacement of long-term residents





Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It

Case Study



Vulnerability

Who is most vulnerable to displacement?



Communities of Color



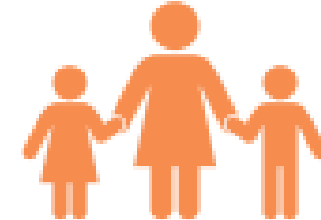
People 25 and older without a Bachelor's Degree



Renters



People making at or below 80% Median Family Income



Households with children in poverty

Demographic Change



Housing Market Change

Accounting for Rising property values of owner-occupied homes in the neighborhood and adjacent areas

Takeaways:

- Gentrification is a process that happens over time (years to decades)
- Gentrification is a multi-stage process

Categories of Gentrifying Neighborhoods

Gentrifying tract type	Demographic change (2000 to 2012-16)	Average current residential real estate value (2012-16)	Appreciation	Must touch tract with high value and/ or high recent appreciation
Susceptible		Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
Early: Type 1		Low or moderate	High recent (2000 to 2012-16)	
Early: Type 2	✓	Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
Dynamic	✓	Low or moderate	High recent (2000 to 2012-16)	
Late	✓	High	High sustained (1990 to 2012-16)	



Mapping Methodologies

Austin, Texas Case Study

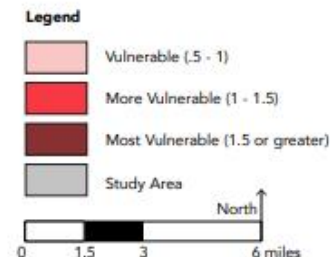
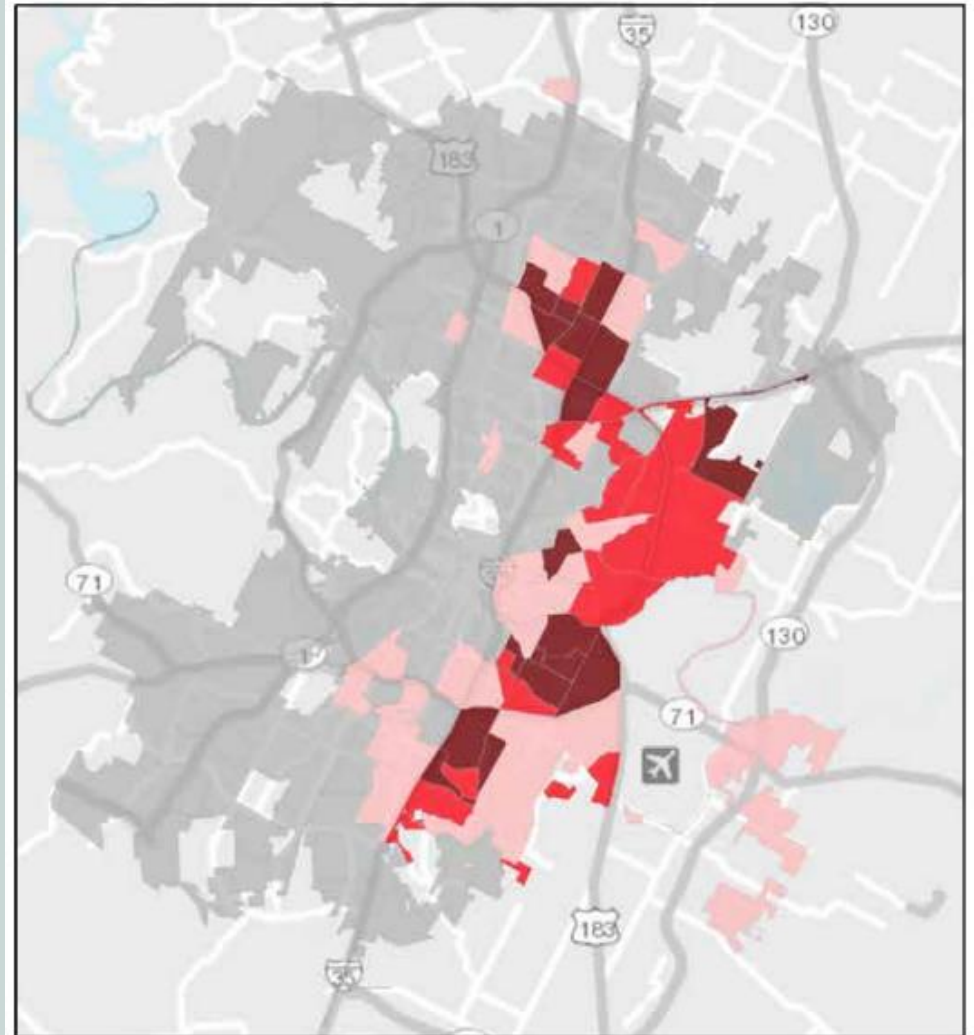


Mapping Gentrification: Vulnerability

- Removing tracts that are not subject to the typical process of neighborhood change:
 - Airports
 - Universities and student dominated neighborhoods
 - Military Bases
- Matched census tracts with meaningful geographic descriptors

“Tracts were designated as vulnerable if the Z-score for at least three out of the five vulnerability factors exceeded +0.5. For mapping purposes, we further categorized vulnerable tracts into three subcategories, based on the average Z-scores for all five vulnerability factors: Vulnerable (average Z score was less than +1.0), More Vulnerable (between +1.0 and +1.5), and Most Vulnerable (more than +1.5)” – Uprooted Project Authors

Most Vulnerable Census Tracts (2016)
Austin, Texas



Mapping Gentrification: Vulnerability

$$z = (x - \mu) / \sigma$$

Where:

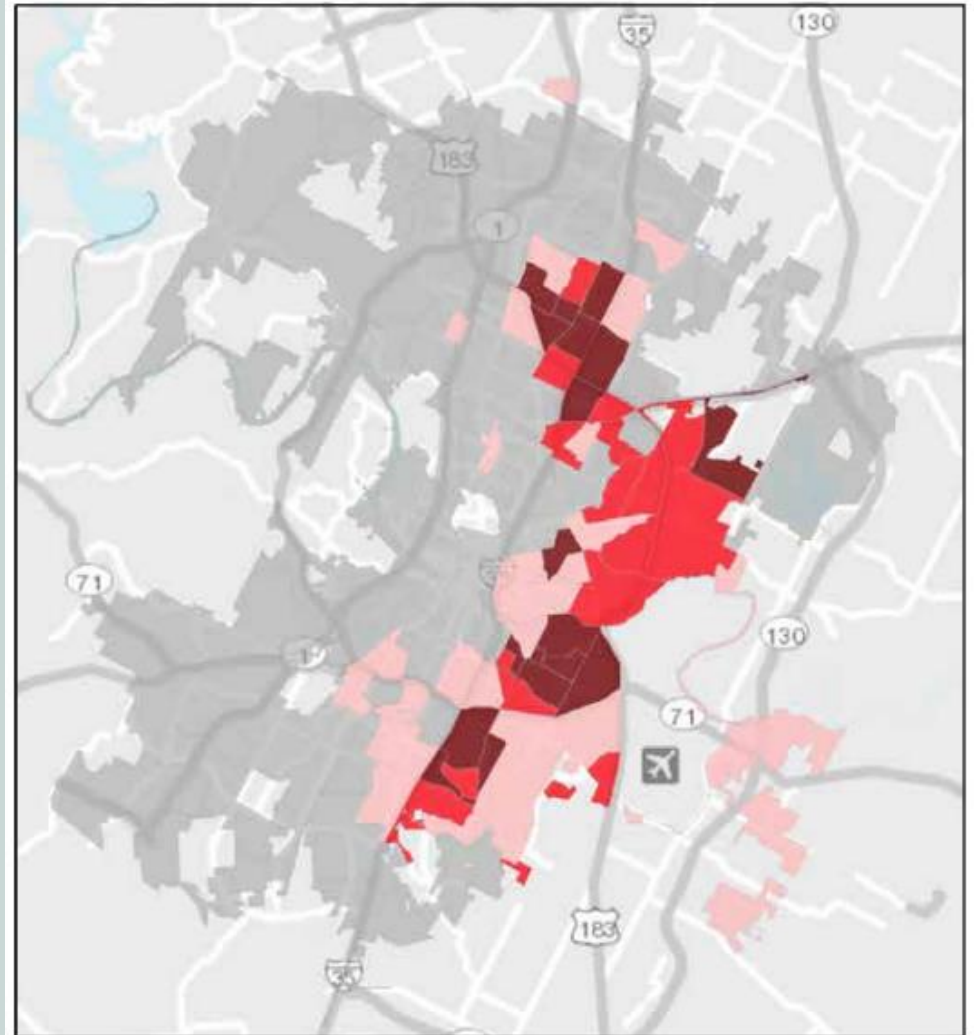
z is the z-score

x is the value of the vulnerability factor in the specific tract

μ is the mean value of the vulnerability factor for all tracts in the study area

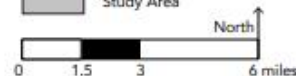
σ is the standard deviation of the vulnerability factor for all tracts in the study area

Most Vulnerable Census Tracts (2016)
Austin, Texas



Legend

- Vulnerable (.5 - 1)
- More Vulnerable (1 - 1.5)
- Most Vulnerable (1.5 or greater)
- Study Area

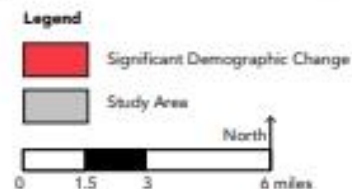
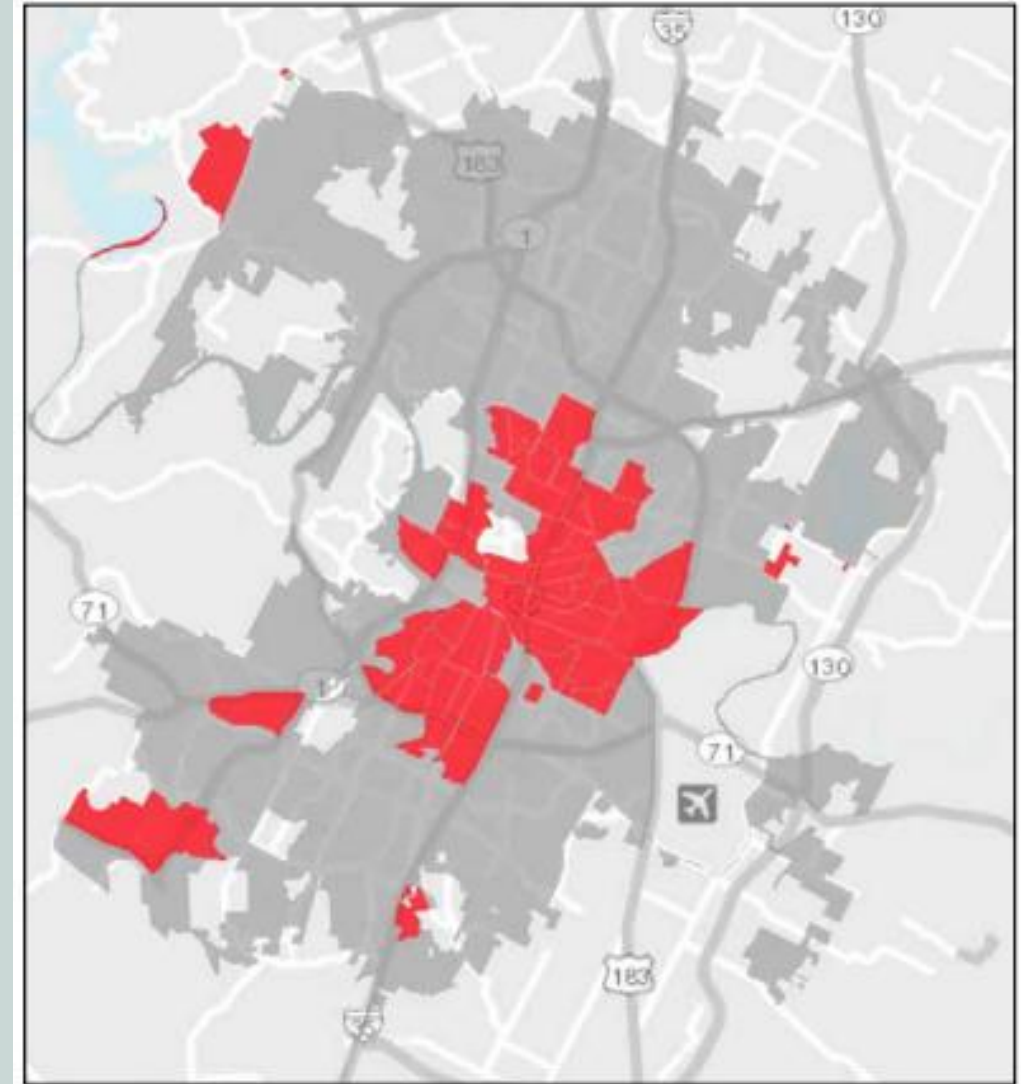


Mapping Gentrification: Demographic Change

“we sorted the 200 tracts within Austin and grouped them into quintiles, i.e., categorized them into five buckets: lowest fifth, second lowest fifth, middle fifth, second highest fifth, and top fifth.” –Uprooted Project Authors

- Extending analysis to the entire MS would have dampened the variation among tracts
- Present home value: Median home value (ACS 2012-2016 data).
- Home value change since 2000: Percent change in median home value from 2000 to 2016 (using 2012-16 ACS data).
- Home value change since 1990: Percent change in median home value from 1990 to 2016 (using 2012-16 ACS data)
- Homeowners, Higher Education, and White.

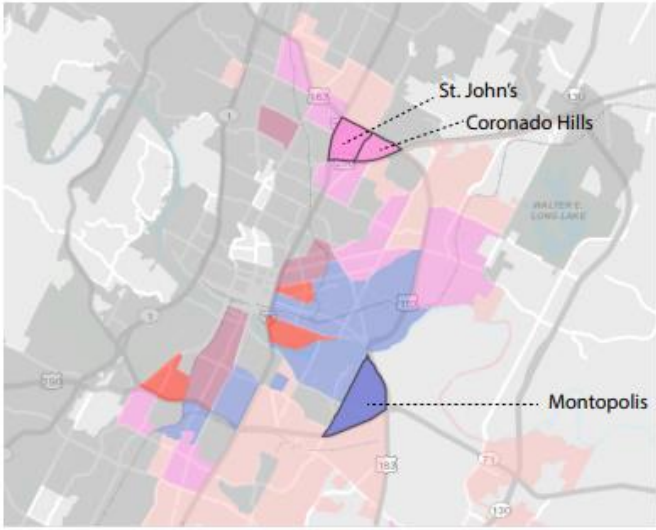
Demographic Change Tracts (2000 - 2016) Austin, Texas



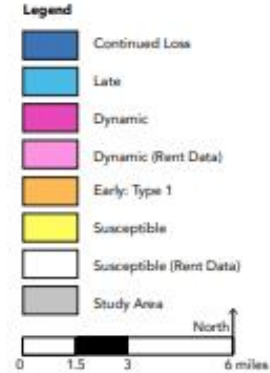
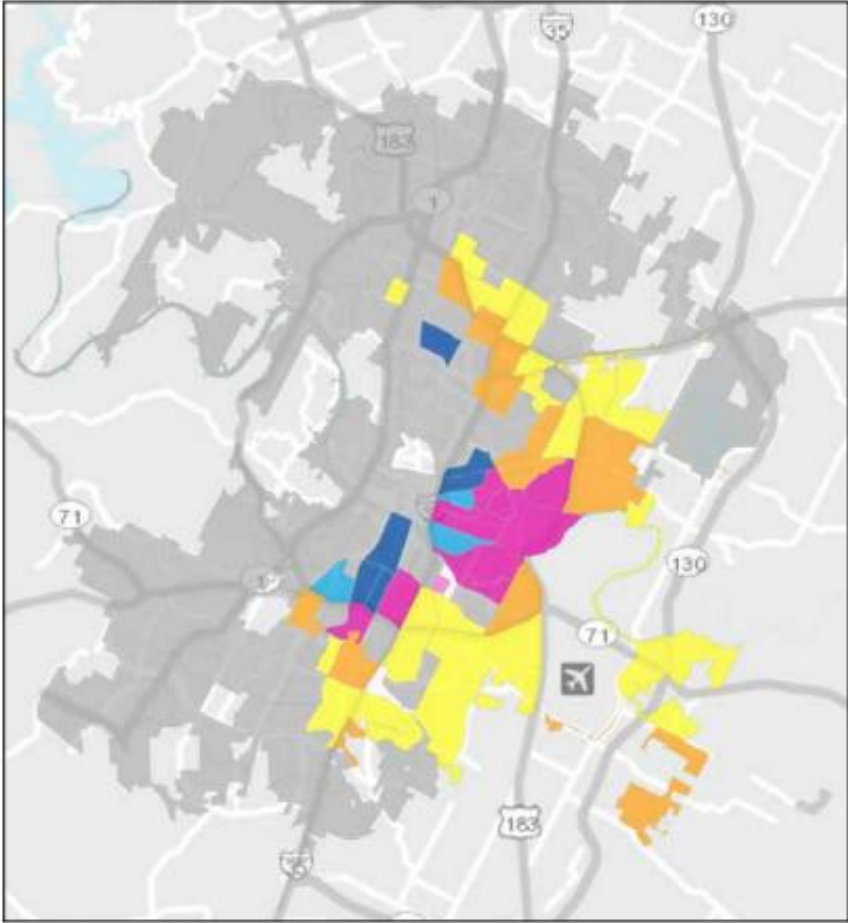
Mapping Gentrification: Housing Market Change

Neighborhood Drilldowns

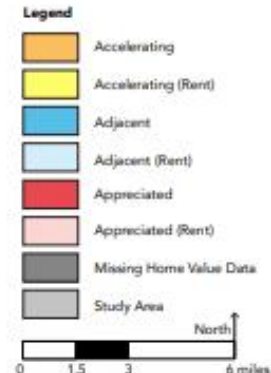
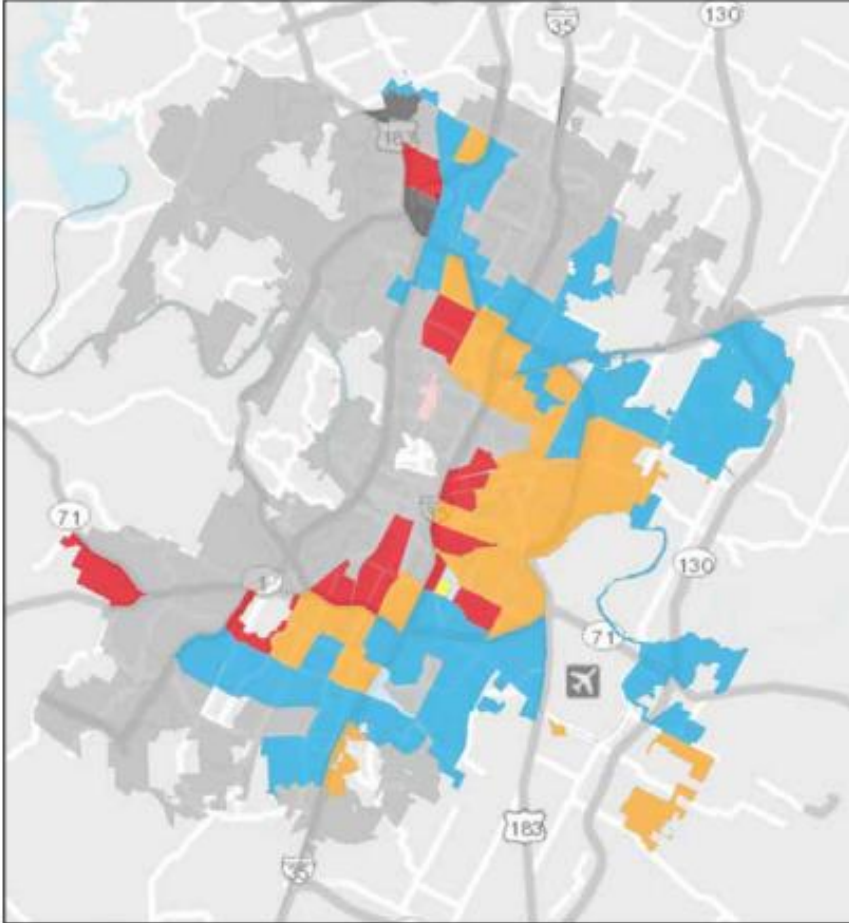
Introduction
In this section we present *drilldown* analyses of two gentrifying areas of Austin: the Montopolis neighborhood in near-southeast Austin, and St. John's-Coronado Hills in Northeast Austin (see map below). According to our analysis, both neighborhoods are in relatively early phases of gentrifying.



Neighborhood Typology (2016)
Austin, Texas



Housing Market Appreciation (2000-2016)
Austin, Texas





Gentrification Prevention Strategies



Gentrification Prevention Strategies

TOPA: Tenant Opportunity to Purchase Act

Developing in Berkley and Oakland

- TOPA is an emerging anti-displacement tool that can be used to preserve affordable rental housing stock, keep housing with community hands, and stabilize Black and Brown communities that have long faced displacement, disinvestment, and exclusion.

COPA: Community Opportunity to Purchase Act

Developing in San Francisco

- COPA allows a qualified nonprofit to make a first offer to purchase a building with low-income tenants if the property owner decides to sell.

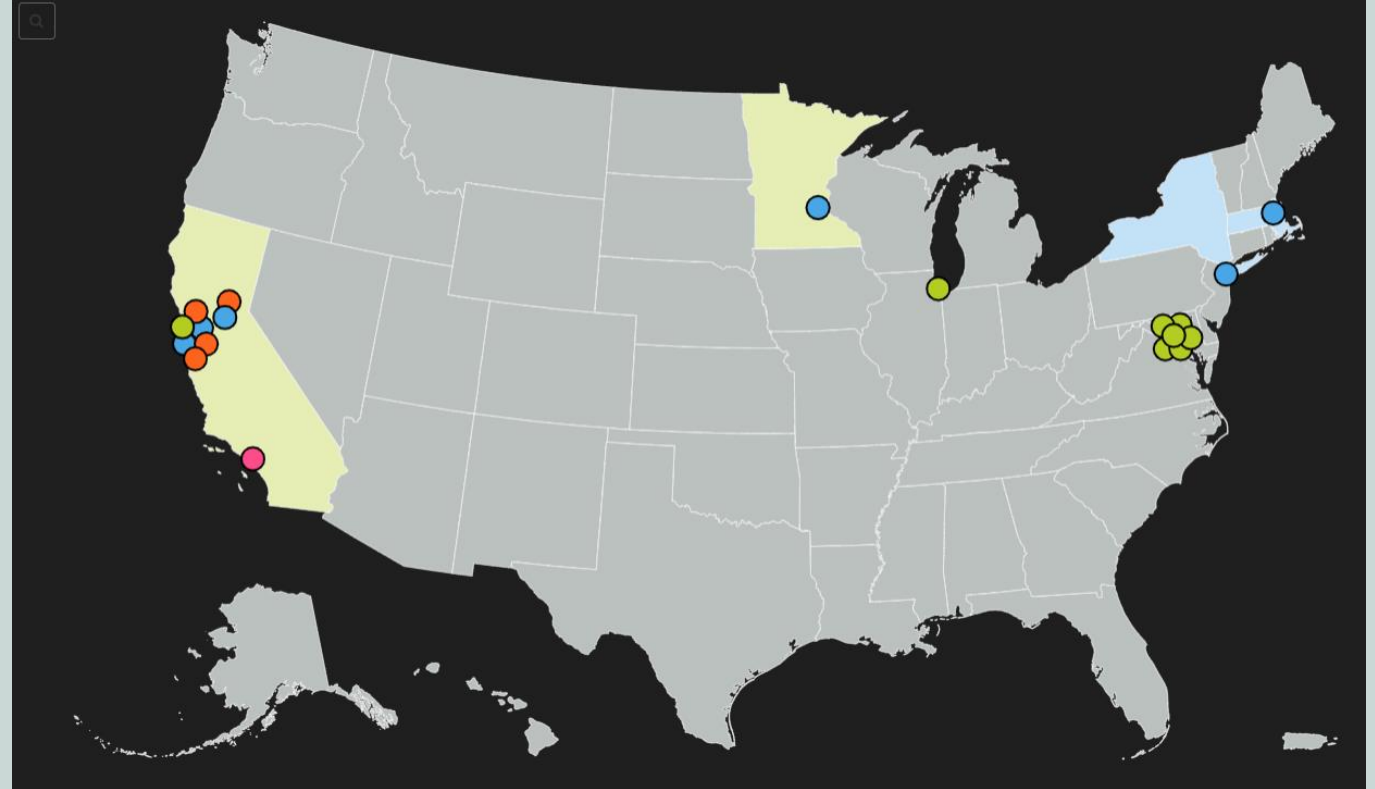
Land Trusts, Cooperative Purchases, Non-Profit purchases, “Small sites”.

Developing in Washington D.C., Berkley.

Tenant and Community Opportunity to Purchase Policies are Gaining Traction

Status of state and local TOPA/COPA policies and campaigns, August 2022

■ Implemented ■ Under consideration ■ Active policy campaign ■ Previously considered



[Tenant and Community Opportunity to Purchase Policies are Gaining Traction | PolicyLink](#)

Gentrification Prevention Strategies

Legal Aid

Wrap-around support and expansive legal protections for tenants, including \$4 million in annual funding (FY 2018) for an Office of Tenant Advocate.

Developed in Austin, Texas

Affordable Housing

Rental housing preservation network and database

Right to return Initiative

policy that prioritizes displaced residents with ties to the neighborhood for new affordable housing, and a community oversight committee that oversees the city's implementation of displacement mitigation programs. *Developed in Portland, Oregon*



[Portland, Oregon "Right to Return" – The Gentrification Project \(miamioh.edu\)](http://miamioh.edu)

Gentrification Prevention Strategies

Cross-Cutting Lessons for Cities from Three Gentrifying Neighborhoods

- 1. Put community voices at the center.** Ensure vulnerable residents have a meaningful role in identifying needs, prioritizing the use of resources, and monitoring progress. Support capacity building efforts to ensure participation is meaningful and robust.
- 2. Intervene early.** Buy land and incorporate anti-displacement strategies into city plans or revitalization strategies likely to increase property values.
- 3. Dedicate substantial resources to anti-displacement efforts.** Provide substantial levels of city funding dedicated to supporting neighborhood-level strategies for mitigating displacement of vulnerable populations.
- 4. Match strategies to neighborhood conditions.** Gentrifying neighborhoods need an array of policies and programs to prevent displacement. Strategies should be matched to local conditions and grounded in community planning efforts.
- 5. Stay committed for the long haul.** Develop realistic expectations of what constitutes success and the time to achieve displacement-mitigation goals. Long-term progress on mitigating displacement of vulnerable populations requires ongoing support and engagement from elected officials, civic leaders, and residents, including those from impacted communities.

Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It

Takeaways



Measuring Gentrification is feasible and can be a good indicator for the success of City initiatives

Census Data can be combined in creative ways to provide meaningful insights

Vulnerability, Demographic Change, and Housing Market Change can be used to measure Gentrification

Emerging Gentrification Prevention Strategies can help alleviate the displacement





Thank you



Link to the main source

[Austin, Texas Example](#)